

Additional Information Document

Issued by: Australian Unity Funds Management Limited ('AUFM', 'Responsible Entity') ABN 60 071 497 115, AFS Licence No. 234454

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The Additional Information Document ('AID') forms part of each Product Disclosure Statement ('PDS') for the funds listed in the table to the right.

The information provided is general information only and does not take into account your investment objectives, financial situation or particular needs. Before making any decision based upon information contained in this AID, you should read the relevant PDS and this AID carefully in its entirety, and consider consulting a financial adviser and/or tax adviser.

Fees and charges set out in this AID, unless otherwise stated, are inclusive of goods and services tax ('GST') less input tax credits (including approximate reduced input tax credits) that the relevant Fund may be entitled to claim.

Visit our website for further information on each Fund, including updated continuous disclosure information, unit prices and performance. We recommend that you obtain and review this information before you invest.

Alternatively, you can call us on +61 3 9616 8687 or 1300 997 774 and we will send you the requested information free of charge.

In this document, each of the funds listed in the table below is referred to as a 'Fund'.

Fund	Australian Registered Scheme Number (ARSN)
Altius Sustainable Bond Fund	ARSN 601 618 179
Australian Unity A-REIT Fund	ARSN 140 274 728
Australian Unity Green Bond Fund – Retail and Ordinary classes	ARSN 648 842 371
Platypus Australian Equities Fund	ARSN 119 236 403
Platypus Systematic Growth Fund	ARSN 140 274 737
Pro-D Balanced Fund	ARSN 160 421 063
Pro-D Growth Fund	ARSN 160 421 161
Pro-D High Growth Fund	ARSN 160 420 986
Australian Unity Sustainable Short Term Income Fund – Retail and Ordinary classes	ARSN 606 111 166

Defined terms used in the AID have the same meaning as the defined terms used in each Fund's PDS unless defined in this document or if the context requires otherwise.

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1. Making investments and withdrawals

This table explains how to make an investment in a Fund. Applications can be made daily online, by email, or by post. The Application Form (available online and to download) can be found on our website at australianunity.com.au/wealth.

	What you need to send us	Cut off times	Important information
Initial investment	A completed Application Form; and completed payment details.	The Application Form and payment must be received by 3:00pm at our Melbourne office on a business day to be assessed for acceptance.	Review your application before you sign it, as incomplete applications may not be accepted.
Additional investment(s)	A completed Application Form; and completed payment details.	We will notify you of the effective application price and allotment date you receive in your Confirmation of Investment statement.	
Regular investments through the regular savings plan*	A completed Application Form including the relevant section to nominate the amount you will regularly invest; and your regular payment details.	The Application Form must be received five business days before the start of your contributions.	
Transferring your investment	A transfer form completed by both parties; and a completed Application Form for the Fund completed by the transferee.	Your standard transfer form and the Application Form must be received by 3:00pm on a business day for the transfer to be completed that day. Otherwise, the transfer will be completed the next business day.	If you choose to transfer only part of your investment you will be required to keep a minimum balance in your account – see table below.

* Minimum regular investments through a regular savings plan are \$100 per month, \$300 per quarter \$600 per half year and \$1,200 per year for all funds with a minimum initial investment of \$5,000.

Fund	Minimum initial investment ^{1,2}	Minimum additional investment ¹	Minimum transfer amount ¹	Minimum withdrawal ^{1,2}	Minimum balance ¹
Altius Sustainable Bond Fund	\$5,000	\$1,000	\$1,000	\$1,000	\$5,000
Australian Unity A-REIT Fund	\$5,000	\$1,000	\$1,000	\$1,000	\$5,000
Australian Unity Green Bond Fund – Retail	\$5,000	\$1,000	\$1,000	\$1,000	\$5,000
Australian Unity Green Bond Fund – Ordinary	\$100,000	\$50,000	\$50,000	\$50,000	\$100,000
Platypus Australian Equities Fund	\$5,000	\$1,000	\$1,000	\$1,000	\$5,000
Platypus Systematic Growth Fund	\$5,000	\$1,000	\$1,000	\$1,000	\$5,000
Pro-D Balanced Fund	\$5,000	\$1,000	\$1,000	\$1,000	\$5,000
Pro-D Growth Fund	\$5,000	\$1,000	\$1,000	\$1,000	\$5,000
Pro-D High Growth Fund	\$5,000	\$1,000	\$1,000	\$1,000	\$5,000
Australian Unity Sustainable Short Term Income Fund – Retail	\$5,000	\$1,000	\$1,000	\$1,000	\$5,000
Australian Unity Sustainable Short Term Income Fund – Ordinary	\$100,000	\$50,000	\$50,000	\$50,000	\$100,000

1. If you are investing through a Masterfund or Investor Directed Portfolio Service ('IDPS'), the minimums detailed above may not apply.
2. We reserve the right to vary minimum investment amounts and to accept or reject any investment (in whole or in part) at our discretion without explanation.
3. We may vary minimum withdrawal amounts at our discretion. If you are investing in a Fund through a Masterfund or IDPS, the minimum detailed above may not apply.

Suspension of applications

In exceptional circumstances, where it is considered to be in the best interest of investors, the processing of all applications may be suspended. If this occurs, your application request will be processed using the next available unit price.

Withdrawing

This table explains what is required to make a withdrawal.

	What you need to send us	Cut off times	Important information
Withdrawals	A completed withdrawal form or letter requesting the amount you wish to withdraw signed by the account holders or the authorised signatories and your nominated Australian financial institution account details.	Your written request must be received by 3:00 pm at our Melbourne office on a business day to receive the withdrawal price effective for that day. Otherwise, you will receive the withdrawal price effective next business day.	Withdrawal proceeds will only be paid to a nominated Australian financial institution account. Cheque and third party payments are not available. Incomplete withdrawal requests may not be accepted. Refer to the information below for further details.

Additional information about withdrawals

We normally endeavour to pay a withdrawal request within five business days. Unless a longer period is required to liquidate a Fund's assets the maximum number of days to meet a withdrawal request for a Fund is stated in the table below.

Fund	Maximum number of days to meet withdrawal request
Altius Sustainable Bond Fund	21 days
Australian Unity A-REIT Fund	21 days
Australian Unity Green Bond Fund – Retail	21 days
Australian Unity Green Bond Fund – Ordinary	21 days
Platypus Australian Equities Fund	30 days
Platypus Systematic Growth Fund	21 days
Pro-D Balanced Fund	21 days
Pro-D Growth Fund	21 days
Pro-D High Growth Fund	21 days
Australian Unity Sustainable Short Term Income Fund – Retail	21 days
Australian Unity Sustainable Short Term Income Fund – Ordinary	21 days

Further information on risks that may impact on your ability to withdraw within these periods is outlined under 'Risks of managed investment schemes' in Section 4 of the relevant PDS.

Suspension of withdrawals

In exceptional circumstances, where it is considered to be in the best interest of investors, withdrawals may be suspended. If this occurs, your withdrawal request will be processed using the next available unit price.

Minimum balance

If, as a result of a withdrawal request, your account value falls below the minimum balance as set out in the table on the previous page we may treat the request as a request to withdraw in full and close your account. We reserve the right to vary this minimum at any time at our discretion.

2. Unit prices

How unit prices are calculated

Unit prices are generally calculated daily. The unit price is calculated by taking the value of a Fund's assets, and deducting the liabilities. The resulting value is then divided by the total number of units issued by a Fund.

Both the application and withdrawal price are calculated taking into account any applicable buy/sell spread. The buy/sell spread is a percentage amount applied to the unit price. It ensures that there is an equitable application of costs of buying and selling assets to investors entering or exiting a Fund.

If there are multiple classes of units in a Fund, the unit price for each class of units is calculated in the same manner, taking into consideration only the net asset value and the number of units on issue for that class at the relevant time. Where fees or costs relate to more than one class, the deduction is made for fees pertinent to the respective class of units.

Where the Responsible Entity applies its discretion to unit pricing using its powers under a Fund's constitution, it does so in accordance with its unit pricing policy. Investors may inspect a copy of the unit pricing policy at our registered office at any time between 9:00am and 5:00pm (Melbourne time) on a business day.

For daily unit price updates please visit our website or call us on 1300 997 774.

3. Fees and costs

DID YOU KNOW?

Small differences in both investment performance and fees and costs can have a substantial impact on your long-term returns. For example, total annual fees and costs of 2% of your account balance rather than 1% could reduce your final return by up to 20% over a 30-year period (for example, reduce it from \$100,000 to \$80,000).

You should consider whether features such as superior investment performance or the provision of better member services justify higher fees and costs. You may be able to negotiate to pay lower contribution fees and management costs where applicable. Ask the fund or your financial adviser.

TO FIND OUT MORE

If you would like to find out more, or see the impact of the fees based on your own circumstances, the **Australian Securities and Investments Commission (ASIC)** website (www.moneysmart.gov.au) has a managed funds fee calculator to help you check out different fee options.

This document shows fees and other costs that you may be charged. These fees and costs may be deducted from your money, from the returns on your investment or from the assets of the managed investment scheme as a whole.

Taxes are set out in the 'Taxation' section of this document.

You should read all the information about fees and costs because it is important to understand their impact on your investment.

Type of fee or cost	Amount	How and when paid
Fees when your money moves in or out of the managed investment product		
Establishment fee The fee to open your investment	Nil	Not applicable
Contribution fee The fee on each amount contributed to your investment	Nil	Not applicable
Withdrawal fee The fee on each amount you take out of your investment	Nil	Not applicable
Exit fee The fee to close your investment	Nil	Not applicable
Management costs^{1,2}		
The fees and costs for managing your investment		Management costs are comprised of: Management fees - calculated and accrued daily but paid monthly in arrears from the relevant Fund. Performance fees - where the relevant Fund's performance meets the performance criteria and payable on a semi-annual or annual basis. ⁴ Recoverable expenses - are accrued as and when incurred by the relevant Fund and therefore the amount recovered each month may vary. Indirect costs - are payable from the assets of the Fund or any underlying fund as and when incurred.
Altius Sustainable Bond Fund:	0.49% p.a. of the net asset value of the Fund	
Australian Unity A-REIT Fund:	0.98% p.a. of the net asset value of the Fund	
Australian Unity Green Bond Fund – Retail:	0.40% p.a. of the net asset value of the Fund	
Australian Unity Green Bond Fund – Ordinary:	0.30% p.a. of the net asset value of the Fund	
Platypus Australian Equities Fund:	1.58% p.a. of the net asset value of the Fund ³	
Platypus Systematic Growth Fund:	0.53% p.a. of the net asset value of the Fund	
Pro-D Balanced Fund:	0.76% p.a. of the net asset value of the Fund	
Pro-D Growth Fund:	0.81% p.a. of the net asset value of the Fund	
Pro-D High Growth Fund:	0.85% p.a. of the net asset value of the Fund	
Australian Unity Sustainable Short Term Income Fund - Retail:	0.30% p.a. of the net asset value of the Fund	
Australian Unity Sustainable Short Term Income Fund - Ordinary:	0.20% p.a. of the net asset value of the Fund.	
Service fees		
Switching fee The fee for changing investment options		Not applicable

1 Management costs do not include the relevant Fund's transactional and operational costs, some of which are recovered via the buy/sell spreads. For more information refer to 'Buy and sell spreads and estimated transactional and operational costs' under the heading 'Additional explanation of fees and costs'.

2 Management fee and recoverable expenses are expressed as a percentage of the net asset value of the Fund. For more information about management costs see 'Management costs' under the heading 'Additional explanation of fees and costs'.

3 A performance fee is payable where the relevant Fund's performance meets the performance criteria. The performance of the relevant Fund is measured against the relevant performance criteria daily. If a Fund has outperformed the performance fee is accrued in that Fund's unit price to ensure all new and redeeming investors share that Fund's accrued performance fee. Where a Fund meets its performance criteria, the performance fee is payable on a semi-annual or annual basis. The performance fee included is the estimated performance fee, which has been calculated on the average of actual annual performance fees charged for the past three financial years to 30 June 2021.

4 For more information about performance fees, see 'Performance fees' under the heading 'Additional explanation of fees and costs'.

Example of annual fees and costs

This table gives an example of how the fees and costs in the Australian Unity A-REIT Fund can affect your investment over a 1-year period. You should use this table to compare this product with other products offered by managed investment schemes.

EXAMPLE- Australian Unity A-REIT Fund		BALANCE OF \$50,000 WITH A CONTRIBUTION OF \$5,000 DURING YEAR
Contribution Fees	Nil	For every additional \$5,000 you put in, you will be charged \$0.
PLUS Management Costs	0.98% p.a. ¹	And , for every \$50,000 you have in the Australian Unity A-REIT Fund you will be charged \$490.00 each year.
EQUALS Cost of Fund		If you had an investment of \$50,000 at the beginning of the year and you put in an additional \$5,000 during that year, you would be charged fees of: \$490.00^{2,3} What it costs you will depend on the investment option you choose and the fees you negotiate.

- ¹ This is the Indirect Cost Ratio ('ICR') based on the Fund's net assets for the period 1 July 2020 to 30 June 2021.
- ² A buy/sell spread may apply to investments in and out of the Fund (see 'Buy and sell spreads and estimated transactional and operational costs').
- ³ This example assumes that the contribution of \$5,000 is made at the end of the year, and therefore no management costs for the contribution have been included.

Additional explanation of fees and costs

Management costs

Management costs for each Fund comprise a management fee, performance fee, recoverable expenses and indirect costs. They do not include transactional and operational costs. Further information about performance fees, recoverable expenses, indirect costs and transactional and operational costs are set out below.

The table below provides a summary of each Fund's estimated management costs which are expressed as a percentage of the net asset value of the relevant Fund. The figures in the table relate to the 12 months to 30 June 2021.

Fund	Base management fee (%p.a.)	Estimated performance fee (%p.a.)	Estimated recoverable expenses (%p.a.)	Estimated indirect costs (%p.a.)		
				Estimated performance-related expenses	Other estimated indirect costs ¹	Total estimated management costs (%p.a.)
Altius Sustainable Bond Fund	0.37%	N/A	0.12%	N/A	0.00%	0.49%
Australian Unity A-REIT Fund	0.86%	N/A	0.12%	N/A	0.00%	0.98%
Australian Unity Green Bond Fund - Retail	0.40%	N/A	0.00%	N/A	0.00%	0.40%
Australian Unity Green Bond Fund – Ordinary	0.30%	N/A	0.00%	N/A	0.00%	0.30%
Pro-D High Growth Fund	0.75%	N/A	0.05%	0.00%	0.05%	0.85%
Pro-D Balanced Fund	0.65%	N/A	0.05%	0.00%	0.06%	0.76%
Pro-D Growth Fund	0.70%	N/A	0.05%	0.00%	0.06%	0.81%
Platypus Australian Equities Fund	0.76%	0.70% ²	0.12%	N/A	0.00%	1.58%
Platypus Systematic Growth Fund	0.41%	N/A	0.12%	N/A	0.00%	0.53%
Australian Unity Sustainable Short Term Income Fund – Retail	0.30%	N/A	0.00%	N/A	0.00%	0.30%
Australian Unity Sustainable Short Term Income Fund – Ordinary	0.20%	N/A	0.00%	N/A	0.00%	0.20%

- ¹ Indirect costs are payable from the assets of the Fund or any underlying Fund as and when incurred.
- ² The estimated performance fee for the Platypus Australian Equities Fund is based on our reasonable estimate of the prospective performance fee. The estimated performance fee has been calculated on the average of actual annual performance fees charged for the past three financial years to 30 June 2021.

Recoverable expenses

We are entitled to reimbursement for, or have a Fund pay, all expenses and taxes we may incur in the proper performance of our duties.

Recoverable expenses are expenses generally incurred in the day-to-day operation of a Fund and include, for example: registry costs, legal, custodian services, compliance and related administration functions, accounting, printing, audit and asset management fees. These costs are shown in the table under 'Management costs'.

The above estimates are expressed as a percentage of the net asset value relating to a Fund for the financial year ending 30 June 2021. Recoverable expenses are accrued as and when incurred by a Fund, and therefore the amount recovered each month may vary.

This estimate does not include every type of cost that might be incurred by a Fund. Some of these might include:

- expenses that would normally be incurred by a direct investor that relate to the buying and selling of assets;
- abnormal operating expenses which are due to abnormal events such as the cost of running investor meetings. These expenses are infrequent and are paid out of a Fund; and
- costs of borrowing (if any), including interest expenses.

You may also incur costs directly associated with transactions made on your account, such as government taxes, stamp duty and bank fees. These costs will be directly deducted from your account by reducing the number of units you hold within a Fund. We are unable to estimate these costs until they are incurred.

Indirect costs

Indirect costs are generally amounts that the Responsible Entity knows, or estimates, will reduce a Fund's returns. The costs are paid from a Fund's assets, or the assets of interposed vehicles in which a Fund may invest from time to time. Typically, an interposed vehicle will be another fund or investment companies in which the Fund has invested.

The costs may include reasonable estimates of:

- fees and costs charged by an interposed vehicle, including management fees, expense recoveries and performance related fees; and
- if applicable, the costs of investing in over-the-counter ('OTC') derivatives (incurred either by a Fund or an interposed vehicle in which a Fund invests), which may be used by a Fund to gain economic exposure to assets.

Where a Fund invests in other funds managed by us

A Fund may invest in other funds or investment companies ('interposed vehicles') managed or operated by us or our associates. Where this occurs, management fees will not be taken from each fund. Instead, our management fees will be adjusted to reflect each Fund's fees described above. This adjustment does not apply to performance fees.

For example, if a Fund invests in another fund managed by Australian Unity which charges a management fee of 0.40% p.a., the Fund would reduce its base management fee proportionately on that asset.

However, if the Fund invested in a fund managed by Australian Unity which charged a performance fee, the Fund would not reduce its performance fee (if any) to reflect the performance fee of the underlying fund.

Where a Fund invests in other funds managed by an external party

Where a Fund invests in other funds or investment companies (i.e. the interposed vehicles) managed by third parties not related to us, any management fees charged by those parties will be reflected in the performance of the relevant Fund and our management fee will not be adjusted to reflect the management fees of such interposed vehicles. The exception to this are the Pro-D funds which typically rebate the management fees of other funds and interposed vehicles.

Performance fees

The following Fund is entitled to apply a performance fee:

Fund	Performance hurdle	Performance fee	Relevant period
Platypus Australian Equities Fund	S&P/ASX 300 Accumulation Index performance, plus 1% p.a. before fees and expenses.	15.38% of outperformance over performance hurdle	Each 6 months ending 31 December and 30 June

Performance fee criteria

Unlike management fees, a performance fee (if applicable) is only paid if the performance of a Fund meets certain criteria. For the relevant period, a Fund is assessed against the below criteria:

1. whether a Fund has outperformed its performance hurdle (before management fees and recoverable expenses); and
2. whether a Fund has recouped any underperformance relative to its performance hurdle, since the last performance fee was paid.

In these circumstances, a performance fee of outperformance over the relevant performance hurdle is payable.

Measuring the performance hurdle

For the purpose of comparing a Fund to its performance hurdle, the daily percentage movement in a Fund's performance is compared relative to the performance of its performance hurdle.

How the performance fee is calculated

A performance fee is payable for the period only when the performance fee criteria noted above are met.

For the purposes of the performance fee calculations, the performance of a Fund is determined on a continual or 'rolling' basis. The performance of a Fund is measured each business day, to assess a Fund's performance against its performance hurdle. The performance of a Fund means any movement in the overall value of a Fund¹, expressed as a percentage. If a Fund has outperformed its performance hurdle, a performance fee of the outperformance² is accrued (as a liability) in a Fund's daily unit price. This ensures that new investments and redeeming investments share in the accrued performance fee.

1. The performance of a Fund is calculated in a way that excludes daily capital movements which do not relate to performance, such as applications, distributions and withdrawals.
2. Underperformance of the benchmark is not accrued in the Fund's unit price. For more information refer to 'How underperformance is recouped'.

How underperformance is recouped

If a Fund underperforms the performance hurdle, the underperformance is recorded as a performance shortfall ('Shortfall').

If a Fund continues to underperform, the underperformance is continuously recorded and is to be used as an offset, i.e. previous underperformance must be recouped by Fund outperformance before a performance fee can be accrued and paid. If at the end of the relevant period a Shortfall in performance is recorded for the period of determination, the Shortfall is carried forward until such time the Shortfall is recouped through a Fund outperforming its performance hurdle.

An example of how the performance fee relates to your investment in a Fund

The following table shows an example of how a performance fee would impact an investor's \$50,000 investment in a Fund, based on certain performance assumptions, as shown. This is merely an example for demonstration purposes, and does not represent a forecast.

For simplicity, the example provided commences three days prior to the end of a financial year, and does not take into account the buy spread or additional investments. Fund performance takes into account management fees and performance fees.

Performance fee Example	Day 1	Day 2	Day 3
Opening Balance	\$50,000.00	\$50,750.00	\$50,800.75
Daily Performance %	1.50%	0.10%	-0.10%
Daily Performance \$	\$750.00	\$50.75	-\$50.80 ¹
Closing Balance	\$50,750.00	\$50,800.75	\$50,749.95
Performance hurdle Daily Performance % (+/-)	1.30%	1.20%	-1.30%
Performance hurdle daily performance \$	\$650.00	\$607.80	-\$666.35 ¹
Over/under performance comparative to performance hurdle \$	\$100.00	-\$557.05 ¹	\$615.55
Performance fee daily accrual calculation 15.38%	\$15.38	-\$85.65 ¹	\$94.64
Cumulative performance fee payable	\$15.38	-\$70.27 ¹	\$24.37

¹ Underperformance of the benchmark is not accrued in the Fund's unit price. Instead it is recorded separately as a Shortfall which must be recouped before a performance fee can be accrued or paid.

When the performance fee is paid

The performance fee is deducted from a Fund at the end of the relevant period in which it was earned and paid in arrears.

Indirect Cost Ratio ('ICR')

The ICR is a useful measure of the ongoing fees and expenses of investing in a Fund. It is expressed as a percentage of the average size of a Fund's net assets over a financial year. The ICR shows the cost of investing in the Fund compared to investing directly in assets. It is calculated by dividing the total management costs for a Fund by the average size of the Fund's net assets over the period. The ICR does not include transactional and operational costs (such as buy/sell spreads and brokerage), borrowing costs and costs relating to a specific asset that an investor would incur if they invested directly in an asset (e.g. government charges). The ICR for the financial year ('period') ended 30 June 2021 for each Fund is stated in the table below.

Fund	ICR
Altius Sustainable Bond Fund ¹	0.69%
Australian Unity A-REIT Fund	0.98%
Australian Unity Green Bond Fund – Retail	0.40%
Australian Unity Green Bond Fund – Ordinary	0.30%
Platypus Australian Equities Fund ²	1.17%
Platypus Systematic Growth Fund	0.53%
Pro-D Balanced Fund	0.76%
Pro-D Growth Fund	0.81%
Pro-D High Growth Fund	0.85%
Australian Unity Sustainable Short Term Income Fund – Retail	0.30%
Australian Unity Sustainable Short Term Income Fund - Ordinary	0.20%

¹ Management fee changed from 0.57% to 0.37% on 1 July 2021. As a result, the 2021 ICR for Altius Sustainable Bond Fund was 0.69%, but the indicative ICR on and after 1 July 2021 is 0.49%.

² This Indirect Cost Ratio (ICR) is based on the Fund's net assets for the period 1 July 2020 to 30 June 2021 and incorporates the actual performance fee for the financial year ended 30 June 2021 which was 0.29% of the net asset value of the Fund.

Wholesale clients

From time to time, we may rebate some of our fees (or issue units in a Fund) to 'wholesale clients' as defined under the *Corporations Act 2001* or to employees within the Australian Unity Group so that they pay reduced fees. We do not enter into individual fee arrangements with other investors.

Transaction and operational costs

In managing the investments of a Fund or a Fund's underlying investments, transaction costs such as brokerage, settlement costs, clearing costs and government charges may be incurred. Changes in a Fund's investment portfolio (or when new investments into or redemptions out of a Fund are paid) can also incur fees.

Transaction and operational costs incurred from changing a Fund's investment portfolio are generally paid out first from amounts retained through the buy/sell spread. Each Fund's buy/sell spread is set out below under 'Buy and sell spreads and estimated transactional and operational costs'.

However, if the amount retained through the collection of a Fund's buy/sell spread is not sufficient to offset transactional and operational costs, these costs are instead paid out of a Fund's assets as and when incurred. Each Fund's transactional and operational costs during the financial year ended 30 June 2021 are set out under 'Buy and sell spreads and estimated transactional and operational costs' in the table on page 8.

Buy and sell spreads and estimated transactional and operational costs

The buy and sell spread aims to ensure that each investor shares the transaction costs associated with their investment decision to either enter or exit a Fund. The amount is:

- in the case of a buy spread, an extra cost applied on entry to a Fund and the sell spread is a cost applied on exit from a Fund;
- an estimate to cover the Fund's transactional and operational costs;
- not an additional fee paid to the Responsible Entity but is retained in a Fund to cover those transaction costs;
- not applied to the reinvestment of distributions.

Buy and sell spreads may change from time to time, please refer to australianunity.com.au/wealth for the most up-to-date buy and sell spreads.

The transactional and operational costs in the table below have been estimated for the financial year ended 30 June 2021 for each of the Funds. These costs are not new to the Funds and are typical for a Fund to conduct its operations.

The transactional and operational costs are not included in the management costs set out on page 5.

Fund	Buy spread	Sell spread	Estimated Gross transactional and operational costs	Less estimated net buy/sell spread recovered	Estimated net transactional and operational costs borne by the Fund
Altius Sustainable Bond Fund	0.00%	0.10%	0.08%	0.02%	0.06%
Australian Unity A-REIT Fund	0.20%	0.20%	0.09%	0.00%	0.09%
Australian Unity Green Bond Fund – Retail	0.00%	0.00%	0.00%	0.00%	0.00%
Australian Unity Green Bond Fund – Ordinary	0.00%	0.00%	0.02%	0.00%	0.02%
Pro-D High Growth Fund	0.20%	0.20%	0.10%	0.02%	0.08%
Pro-D Balanced Fund	0.20%	0.20%	0.13%	0.04%	0.09%
Pro-D Growth Fund	0.20%	0.20%	0.11%	0.03%	0.08%
Platypus Australian Equities Fund	0.20%	0.20%	0.17%	0.11%	0.06%
Platypus Systematic Growth Fund	0.20%	0.20%	0.14%	0.04%	0.10%
Australian Unity Sustainable Short Term Income Fund – Retail	0.00%	0.05%	0.00%	0.00%	0.00%
Australian Unity Sustainable Short Term Income Fund - Ordinary	0.00%	0.05%	0.00%	0.01%	-0.01%

Other charges and costs

You may also incur costs directly associated with transactions made on your account, such as government taxes, stamp duty and bank fees. These costs will be directly deducted from your account by reducing the number of units you hold within a Fund. We are unable to estimate these costs until they are incurred.

Borrowing costs

In addition, a Fund's underlying investments may borrow to finance new and existing assets, to develop and maintain those assets, and to provide liquidity managing the underlying fund's working capital. The costs involved with borrowing may be recovered from a Fund's underlying investments. Such costs may include debt arranger fees, loan establishment fees and hedging costs.

Borrowing costs are not included in the management costs set out on page 5.

Maximum fees

The maximum fees that we are allowed to charge a Fund (excluding any GST) are stated in each Fund's constitution and are as follows:

Fund	Maximum ongoing management fee	Maximum contribution/entry fee	Maximum withdrawal/exit fee	Maximum performance fee	Cooling off fee
Altius Sustainable Bond Fund	5.00% p.a. of the total value of all Trust property, calculated in accordance with the constitution of the Fund.	While we do not charge an entry fee, the constitution allows a maximum entry fee of 5.00% of the application monies.	While we do not charge an exit fee, the constitution allows a maximum exit fee of 5.00% of the withdrawal request.	While we do not charge a performance fee the constitution allows for a maximum performance fee of 50% of the return above a relevant index, calculated and payable in accordance with the Constitution of the Fund.	While we do not charge a cooling off fee, the constitution allows the Responsible Entity to deduct money from those funds returned to an investor who exercises cooling off rights. The amount that is deducted is not limited but must be for reasonable administrative and transaction costs.
Australian Unity A-REIT Fund	5.00% p.a. of the net or gross asset value of the Fund, as determined by AUFM.	While we do not charge a contribution fee, the constitution allows a maximum contribution fee of 5.00% of the application monies.	While we do not charge a withdrawal fee, the constitution allows a maximum withdrawal fee of 5.00% of the withdrawal request.	While we currently do not charge a performance fee, the constitution allows for a maximum performance fee of 50% of the return above a relevant index.	N/A
Australian Unity Green Bond Fund (Retail and Ordinary)	5.00% p.a. of the gross asset value of the Fund, as determined by AUFM.	While we do not charge an entry fee, the constitution allows a maximum entry fee of 5.00% of the application monies.	While we do not charge an exit fee, the constitution allows a maximum exit fee of 5.00% of the withdrawal request.	N/A	While we do not charge a cooling off fee, the constitution allows the Responsible Entity to deduct money from those funds returned to an investor who exercises cooling off rights. The amount that is deducted is not limited but must be for reasonable administrative and transaction costs.
Platypus Australian Equities Fund	4.00% p.a. of the net asset value of the Fund, as determined by AUFM.	While we do not charge a contribution fee, the constitution allows a maximum contribution fee of 6.00% of application monies.	While we do not charge a withdrawal fee, the constitution allows a maximum withdrawal fee of 3.00% of the withdrawal request.	While the performance fee is currently 15.38% of the Fund's excess performance over the relevant index, the constitution allows for a maximum performance fee of 50% of the return above a relevant index, calculated and payable in accordance with the constitution of the Fund.	While we do not charge a cooling off fee, the constitution allows the Responsible Entity to deduct money from those funds returned to an investor who exercises cooling off rights. The amount that is deducted is not limited but must be for reasonable administrative and transaction costs.
Platypus Systematic Growth Fund	5.00% p.a. of the net or gross asset value of the Fund, as determined by AUFM.	While we do not charge a contribution fee, the constitution allows a maximum contribution fee of 5.00% of the application monies.	While we do not charge a withdrawal fee, the constitution allows a maximum withdrawal fee of 5.00% of the withdrawal request.	While there is currently no performance fee in place for the Fund, the constitution allows for a maximum performance fee of 50% of the return above a relevant index, calculated and payable in accordance with the constitution of the Fund.	While we do not charge a cooling off fee, the constitution allows the Responsible Entity to deduct money from those funds returned to an investor who exercises cooling off rights. The amount that is deducted is not limited but must be for reasonable administrative and transaction costs.

Fund	Maximum ongoing management fee	Maximum contribution/entry fee	Maximum withdrawal/exit fee	Maximum performance fee	Cooling off fee
Pro-D Balanced Fund	5.00% p.a. of the net or gross asset value of the Fund, as determined by AUFM.	While we do not charge a contribution fee, the constitution allows a maximum contribution fee of 5.00% of the application monies.	While we do not charge a withdrawal fee, the constitution allows a maximum withdrawal fee of 5.00% of the withdrawal request.	While there is currently no performance fee in place for the Fund, the constitution allows for a maximum performance fee of 50% of the return above a performance hurdle.	N/A
Pro-D Growth Fund	5.00% p.a. of the net or gross asset value of the Fund, as determined by AUFM.	While we do not charge a contribution fee, the constitution allows a maximum contribution fee of 5.00% of the application monies.	While we do not charge a withdrawal fee, the constitution allows a maximum withdrawal fee of 5.00% of the withdrawal request.	While there is currently no performance fee in place for the Fund, the constitution allows for a maximum performance fee of 50% of the return above a performance hurdle.	N/A
Pro-D High Growth Fund	5.00% p.a. of the net or gross asset value of the Fund, as determined by AUFM.	While we do not charge a contribution fee, the constitution allows a maximum contribution fee of 5.00% of the application monies.	While we do not charge a withdrawal fee, the constitution allows a maximum withdrawal fee of 5.00% of the withdrawal request.	While there is currently no performance fee in place for the Fund, the constitution allows for a maximum performance fee of 50% of the return above a performance hurdle.	N/A
Australian Unity Sustainable Short Term Income Fund (Retail and Ordinary)	5.00% p.a. of the gross asset value of the Fund, as determined by AUFM.	While we do not charge an entry fee, the constitution allows a maximum entry fee of 5.00% of the application monies.	While we do not charge an exit fee, the constitution allows a maximum exit fee of 5.00% of the withdrawal request.	N/A	N/A

For actual fees charged, refer to 'Fees and costs' in Section 6 of the relevant PDS. There is no limit in a Fund's constitution on the amount that we can recover from the Fund for expenses incurred in the proper performance of our duties.

4. Additional information about taxation

Australian taxation

Certain tax implications of investing in a Fund are explained below. It is intended to be a brief guide only and does not purport to be a complete statement of the relevant tax law, nor does it take into account your individual circumstances.

Accordingly, we strongly recommend that you seek independent professional taxation advice on the tax implications of investing in a Fund relevant to your specific circumstances.

The following summary is intended for Australian resident investors and generally applies to investors who hold their investment for the purpose of realising a long-term return (that is, hold their investment on capital account for tax purposes). This summary does not consider the tax implications for those investors who hold their investment in a Fund on revenue account, as an isolated investment made with profit making intent or as trading stock. It is based on our interpretation of the current Australian tax laws at the date of publication of this document, including applicable case law and published guidance by the Australian Taxation Office, which may be subject to change.

While you hold your investment

The following Funds have each elected to be an Attribution Managed Investment Trust ('AMIT') for tax purposes. These Funds should not pay tax on the basis that they will attribute trust components to investors each financial year on a fair and reasonable basis.

Fund
Australian Unity Sustainable Short Term Income Fund (Retail and Ordinary)
Australian Unity A-REIT Fund
Platypus Australian Equities Fund
Platypus Systematic Growth Fund
Pro-D Balanced Fund
Pro-D Growth Fund
Pro-D High Growth Fund

At the date of this AID, the following Funds are not Managed Investment Trust ('MIT') for tax purposes and therefore the Funds are not eligible to be an AMIT. These Funds should not pay tax on the basis that they will make a full distribution of all taxable income to investors each financial year.

Fund
Altius Sustainable Bond Fund
Australian Unity Green Bond Fund (Retail and Ordinary)

You will need to include in your income tax return your share of a Fund's taxable income for each financial year. This applies regardless of whether the distribution is received in cash during that income year or a later year, and may include amounts that have been reinvested.

To assist you to complete your tax return, you will receive an attribution managed investment trust member annual ('AMMA') statement or an annual tax statement from us. This statement will provide you with the components to be included in your tax return. The sum of these components may differ to the amount of cash distribution you receive.

Tax losses (if any) generated by a Fund cannot be passed onto investors. However, provided specific requirements are satisfied, a Fund should be able to carry forward tax losses, offsetting them against income generated in a later income year.

Dividends

Where a Fund receives franked distributions in relation to investments in Australian equities, you may receive as part of your distribution franking credits (subject to relevant franking credit integrity measures, such as the 45-day holding period rule). These franking credits will not represent part of your cash receipts but will need to be included in your tax return as part of your taxable income. Depending on your individual circumstances, these may be available to offset your tax liability or be paid as a refund.

Foreign income

Where a Fund derives foreign sourced income, Australian tax resident investors may be able to claim a Foreign Income Tax Offset ('FITO') against their Australian income tax liability in respect of their share of any foreign tax paid on that income. FITO's not utilised in the income year in which they are derived will be forfeited and cannot be carried forward to a later year.

Capital gains

Where a Fund derives net capital gains to which you become entitled, you may need to include these amounts in your assessable income. Investors will generally be required to double any discounted capital gains. A capital gains tax ('CGT') discount may then be available for some investors, as outlined below.

When you withdraw

When you fully or partially withdraw or redeem your investment in a Fund, you are treated as having disposed of your investment, and as a result, any net gain derived on disposal may be included in your taxable income under the CGT provisions. This may include where you move between Funds or transfer your units in a particular Fund to another investor.

An investor will make a capital gain in respect of the disposal of its investment to the extent that the capital proceeds attributable to the disposal exceed the investor's cost base. Alternatively, an investor will make a capital loss in respect of the disposal of its investment to the extent that the capital proceeds attributable to the disposal of the investment are less than the CGT reduced cost base in that investment.

In determining the cost base or reduced cost base of your investment in a Fund, you will need to take into account any returns of capital and certain tax components of distributions that will increase or decrease the cost base of your investment.

In circumstances where the amount of cash distribution from an AMIT is more than your share of the Fund's taxable income in an income year, your CGT cost base of the investment in the Fund should decrease by the difference ('AMIT cost base net amount – excess'). These amounts may have the effect of increasing your capital gain or decreasing your capital loss upon disposal of your investment.

In addition, in circumstances where the amount of cash distribution from an AMIT is less than your share of the Fund's taxable income in an income year, your CGT cost base of the investment in the Fund should increase by the difference ('AMIT cost base net amount – shortfall'). This amount should have the effect of decreasing your capital loss upon disposal of your investment.

Where the Fund is an AMIT, the AMMA statement you receive from the Fund will state the amounts that the Responsible Entity reasonably estimates to be the 'AMIT cost base net amount – excess' and the 'AMIT cost base net amount – shortfall'.

Where the Fund is not an AMIT, you will need to take into account any tax deferred distributions received in respect of your investment. These amounts may have the effect of increasing your capital gain or decreasing your capital loss upon disposal of your investment. Amounts that represent the CGT concession amount will have no impact on the cost base of your investment in the Fund.

Any net capital loss resulting from the disposal of your investment may be able to be used to reduce capital gains derived in that or future income years.

Investors that are individuals and trusts may be entitled to a CGT discount that reduces their capital gains by 50% where they have held their investment for more than 12 months. Investors that are complying superannuation funds may be entitled to a 33.33% reduction of their CGT liability. No such discount is available to corporate investors.

Non-residents

This summary does not consider the Australian income tax implications for non-resident investors. However, it is noted that the Australian tax law imposes obligations on a Fund to withhold tax on distributions paid to non-residents for Australian tax purposes.

If you are not an Australian resident for tax purposes, withholding tax will be deducted from your distributions at the prescribed rates. The rates may vary according to the components of the distribution and the country in which you reside.

Tax File Number withholding tax

If you are an Australian resident, you may choose whether or not to provide a Tax File Number ('TFN') or an Australian Business Number ('ABN'). If neither is quoted and no relevant exemption information is provided, a Fund is required to withhold tax on your income distributions at the highest marginal tax rate, plus levies.

Goods and Services Tax ('GST')

The acquisition, redemption and transfer of units in a Fund should not be subject to GST. Distributions made by a Fund should also not give rise to any GST consequences.

Australian tax reform

Australia is in the process of ongoing taxation reform. There is considerable uncertainty as to the breadth and ultimate impact of the reforms. The Responsible Entity of each Fund will continue to monitor the tax reform process and its impact on each Fund. It is an investor's responsibility to monitor tax reform developments that may impact on their investment in a Fund.

5. Other information

Constitution

Each Fund is a registered managed investment scheme governed both by a constitution and a compliance plan.

The statements in each Fund's PDS and the AID only provide a summary of some of the provisions of each Fund's constitution. You can inspect a copy of a Fund's constitution at our Melbourne office at any time between 9:00am and 5:00pm on a business day.

AUFM is entitled to the benefit of various indemnities under each Fund's constitution, which means that it has limited its liability for acting as the Responsible Entity.

Automatic Exchange of Information

We intend to meet any requirements imposed on our funds under Australian legislation designed to give effect to Automatic Exchange of Information ('AEOI') regimes.

Australia's obligations under AEOI regimes include legislation designed to give effect to the Foreign Account Tax Compliance Act ('FATCA') and the Organisation for Economic Co-operation and Development's ('OECD') Common Reporting Standard ('CRS'). As such, we may collect certain information from you, report payments made in respect of your investment and retain information to meet record keeping requirements. It is recommended you consult with your tax advisor to discuss the impact these AEOI regimes may have on you.

Additional disclosure information

A range of communications is provided to keep you informed about your investment in a Fund.

If a Fund is a disclosing entity, the Fund is subject to regular reporting and disclosure obligations. As a disclosing entity, announcements will be issued under continuous disclosure obligations for changes relevant to your investment and to update information contained within the relevant PDS. We will also publish up to date information about the performance of each Fund (including returns and asset allocations), and the latest annual report. These will be available on our website. While it is relevant information, you should not rely on past performance as an indicator of future performance.

We can also provide you with a copy (free of charge) of the annual report most recently lodged with ASIC and any half-yearly report lodged after the annual report is lodged and before the date of the relevant PDS and any continuous disclosure notices given after the annual report is lodged and before the date of the relevant PDS. These documents are also available on our website australianunity.com.au/wealth. Copies of documents lodged with ASIC in relation to the Fund may be obtained from ASIC.

You can view your account balance, transaction history and account details online via a secure login at our website australianunity.com.au/wealth. You can also update your contact details online if they change. In addition, you can request paper statements to be sent to your address by contacting Investor Services.

If you invest through a Masterfund or IDPS

AUFM has authorised the use of each Fund's PDS and AID for investors considering placing an investment through a Masterfund or IDPS.

If you are investing in a Fund through a Masterfund or IDPS you do not yourself become an investor in the Fund. Instead, as the Masterfund or IDPS operator is investing on your

behalf, it acquires the rights of an investor. In most cases, references to 'you' and 'your' in the PDS (for example receiving distribution income, reinvestment of distribution income and redemptions) is a reference to the operator and accordingly their arrangements with you will set out your rights. We do not keep personal information about indirect investors.

Further, some provisions of each Fund's constitution will not be directly relevant to you. For example, you will generally not be able to attend meetings, or withdraw investments directly. You will receive reports from the Masterfund or IDPS operator, not us. Enquiries about each Fund should be directed to your Masterfund or IDPS operator.

The Masterfund or IDPS operator can exercise (or decline to exercise) those rights in accordance with the arrangements governing the operation of the Masterfund or IDPS.